



**Clement Court**  
Maidstone ME16 0EW  
Guide Price £260,000



**COUNTRY HOMES**

## Maidstone ME16 0EW

Delightful, well-presented property offering a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a welcoming home. Benefitting from a long lease and situated in a convenient location, close to local amenities and transport links, early viewing is highly encouraged.

The property has been upgraded throughout with features such as underfloor heating, boiling water tap and acoustic windows. As you can see from the photos, there is a large contemporary kitchen which benefits from a good range of wall and base units, a wine chiller, waste disposal unit and double oven. There is also the added convenience of a separate utility room.

The sitting room is spacious and is perfect for relaxing or entertaining guests, providing a warm atmosphere for all occasions. There are two well-proportioned bedrooms, each offering a peaceful retreat and the layout is thoughtfully designed to maximise space and light, ensuring a bright and airy feel throughout.

The property also includes a modern, stylish bathroom boasting a bath plus separate shower cubicle.

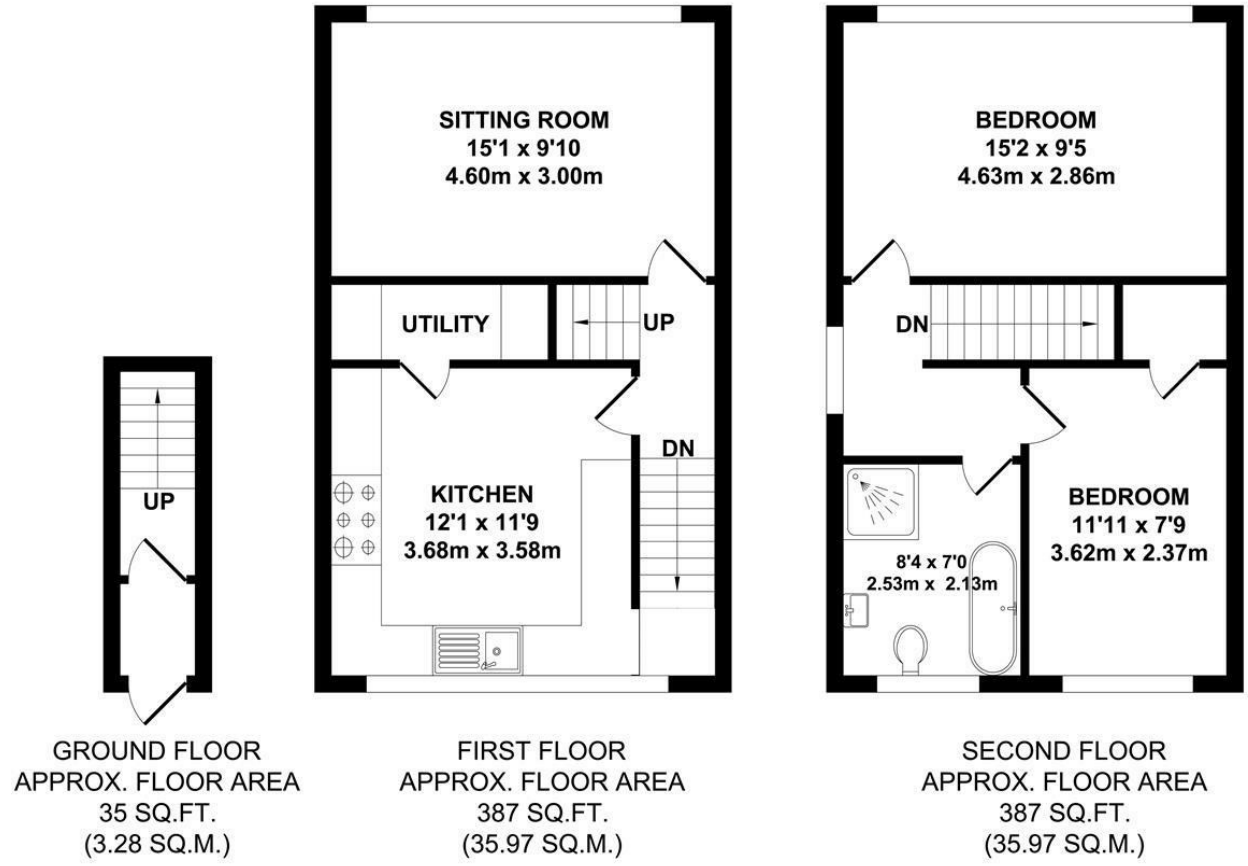
Externally there is a designated space which can be used for parking and plenty of visitor parking bays.

In summary, this Maisonette in Clement Court is a fantastic opportunity for a discerning buyer looking for a comfortable and well-located home. With its inviting reception room, two bedrooms, and modern bathroom, it is sure to appeal to a variety of buyers. The overall design of the Maisonette is both practical and stylish, making it a wonderful place to call home.

Do not miss the chance to make this lovely property your own.

- Well presented 2 bed Maisonette
- Modern Kitchen
- Long lease
- Contemporary bathroom
- Living room
- Excellent transport links
- Convenient location
- Designated parking
- Ideal first time buy
- Early viewing highly encouraged





GROUND FLOOR  
APPROX. FLOOR AREA  
35 SQ.FT.  
(3.28 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR AREA  
387 SQ.FT.  
(35.97 SQ.M.)

SECOND FLOOR  
APPROX. FLOOR AREA  
387 SQ.FT.  
(35.97 SQ.M.)

**TOTAL APPROX. FLOOR AREA 810 SQ.FT. (75.22 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
		63	75
England & Wales		EU Directive 2002/91/EC	





## Location Map

Tenure: Leasehold

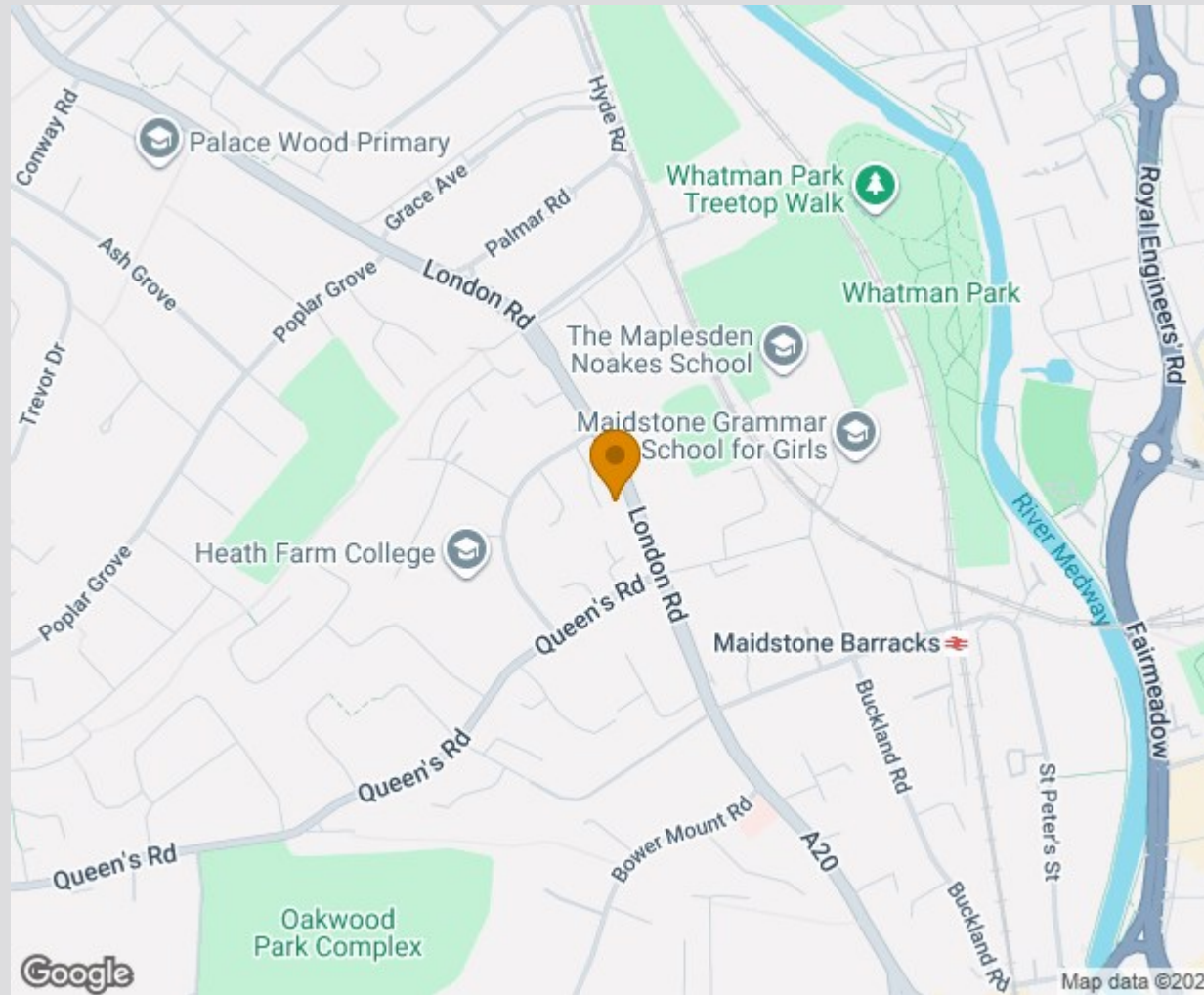
Council tax band: C

### AML AL

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

### Service Charge

Annual Service Charge: £880 PA  
Ground Rent: £28 per month



TO VIEW CONTACT: 01622 94 22 22 [allington@khp.me](mailto:allington@khp.me)

[www.khp.me](http://www.khp.me)



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